

# Historic Preservation Design Review

June 23, 2011

## HP-11-19, 15 N. Main St. (City)

### I. THE REQUEST

**Applicant:** City of Sumter (Ray Reich)

**Status of the Applicant:** Agent for property owner

**Request:** Design Review for proposed rear exterior renovations

**Location:** 15 N. Main St.

**Present Use/Zoning:** Commercial/CBD (Central Business District)

**Tax Map Reference:** 228-12-05-010

**Adjacent Property Land Use and Zoning:** North – Sumter Opera House/CBD  
South – Queens Fashion/CBD  
East – Commercial Parking Lot/CBD  
West – N. Main St.

### II. BACKGROUND

The applicant is requesting design review approval for exterior renovations to the rear of a commercial building that fronts on N. Main Street. The rear faces the Harvin St./Sumter Opera House public parking lot. The applicant intends to replace existing windows and doors, to remove and replace existing downspouts and leaderheads, and finally to re-paint the exterior masonry.

#### Architectural/Historic Context

Based on the recently completed Historic Resources Survey, 15 N. Main St. is 2-part commercial block building with a steel frame and brick veneer constructed around 1900. It has a rectangular core shape with recessed entryway, full-height display windows, and pedimented hoods over the second story two-over-two double-hung sash windows. The paneled door second-story access on the right front façade has decorative mouldings, a transom and wainscot surrounds; the entire brick façade has been painted and a shed-style striped canvas awning has been mounted over the full length of the storefront.



This structure is located inside the designated National Register District boundary and is a contributing structure. It is historically significant because of its age and architectural details. The building is presently occupied by New York Hi-Style, locally-owned clothing business.

**Scope of Proposed Work:**




The windows on the rear façade of the building are in a state of disrepair. The applicant proposes to replace them with two-over-two windows to match those in use on the side of the building, visible in the alleyway between that building and the Sumter Opera House. In addition, a door on the ground floor level that provides access to the parking lot will be replaced with a door that matches those in the alleyway on the Opera House building.

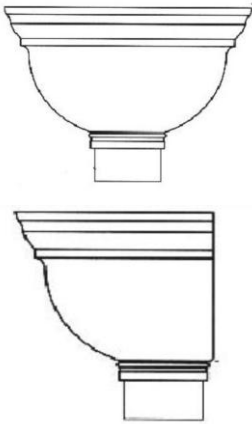
The two existing leaderheads (conductor heads

that collect water from the roof through pipe conduits in the upper-story wall) and downspouts are painted to match the rest of the rear façade. The leaderheads are to be replaced with aluminum collectors by Gutter Supply Co. (Lake Bluff, IL) model “Heath,” (15” x 9” x 10”) with round aluminum downspouts to match.


Finishing paint colors to be used are as specified (see below).

***Sherwin-Williams Arts & Crafts***


Brick: SW 0035 Indian White	
Doors: SW 7745 Muddled Basil	
Windows: SW 7740 Messenger Bag	



Gutter Supply's **Heath**  
front view (top) and  
side view (bottom)



*Replacement doors and windows are to match those on adjacent buildings of the same period*



### **#13) UPPER FACADE WINDOWS SHOULD RETAIN ORIGINAL DIMENSIONS AND DETAILS**

#### **Normally Required**

- a. Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained.
- b. Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials.
- c. Window details such as decorative wood or sheet metal cornices should be preserved and maintained.

#### **Recommended**

- d. If original windows are missing, replacement windows should be of one-over-one sash configuration. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.
- e. Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish. Raw or unpainted aluminum windows should not be installed.

*The replacement windows are proposed to be two-over-two because this is the style that was originally used on the building (see picture below).*



*Rear upper-story exterior at 15 N. Main*



### **#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED**

#### **Normally Required**

- a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.
- b. Stucco or drivit surfaces to downtown buildings should not be added.

#### **Recommended**

- c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues.

*The rear of the building is currently painted, and the colors selected are from Sherwin-Williams Arts and Crafts palette and have been used in similar situations in the historic central business district.*

*The painted masonry walls on the front of the building are not proposed to be re-painted or otherwise altered.*

### **III. STAFF RECOMMENDATION**

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines and the colors proposed are on the palette of colors historically in use by property owners in the Downtown Historic District, as previously approved for other buildings by the Board.

#### **IV. DRAFT MOTION**

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-19, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-19.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

#### **V. HISTORIC PRESERVATION – JUNE 23, 2011**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 23, 2011, voted to approve this request subject to staff assisting applicant with choosing a slightly different color scheme that is compatible with and similar to the same color palette as approved for HP-11-18 and referenced in the Staff Report.